029.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,300 / 844,300
					USE VALUE:	844,300 / 844,300
					ASSESSED:	844,300 / 844,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RALEIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRINGTON JAMES B & LEILA M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	9 RALEIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON JAMES B & LEILA -
Owner 2:	-
Street 1:	9 RALEIGH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Brick Veneer Exterior and 2139 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	364,300		480,000	844,300
Total Card	0.138	364,300		480,000	844,300
Total Parcel	0.138	364,300		480,000	844,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.72 /Parcel: 394.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,300	0	6,000.	480,000	844,300		Year end	12/23/2021
2021	101	FV	353,300	0	6,000.	480,000	833,300		Year End Roll	12/10/2020
2020	101	FV	353,100	0	6,000.	480,000	833,100	833,100	Year End Roll	12/18/2019
2019	101	FV	269,600	0	6,000.	510,000	779,600	779,600	Year End Roll	1/3/2019
2018	101	FV	269,600	0	6,000.	372,000	641,600	641,600	Year End Roll	12/20/2017
2017	101	FV	269,600	0	6,000.	324,000	593,600	593,600	Year End Roll	1/3/2017
2016	101	FV	269,600	0	6,000.	276,000	545,600	545,600	Year End	1/4/2016
2015	101	FV	263,000	0	6,000.	270,000	533,000	533,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON JAME	1463-33		11/17/2014	Convenience	1	No	No		
	837-145		7/5/1973		43,250	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2000	786	Porch	2,150	C				REPAIR FRONT STAIR

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	294	PATRIOT
2/17/2000	Meas/Inspect	263	PATRIOT
8/10/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 480,000 | Spl Credit: | Total: 480,000

User Acct

19982

GIS Ref

GIS Ref

Insp Date

11/17/17

!2414!

PRINT

Date	Time
12/29/21	21:28:05

LAST REV

Date	Time
11/20/17	08:05:14
ekelly	

PAT ACCT. 2414

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	19982
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20614409
Const Adj.:	1.01959801
Adj $ / SQ:	159.872
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447599
Depreciation:	83253
Depreciated Total:	364346

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

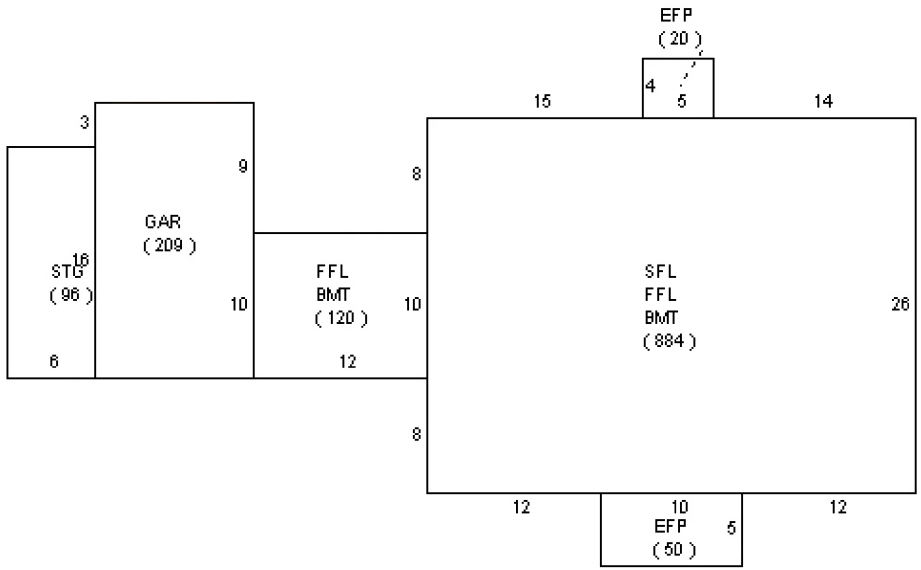
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.87
Special Features:	0	Val/Su Net:	111.51
Final Total:	364300	Val/Su SzAd	192.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,004	51.800	52,006
FFL	First Floor	1,004	159.870	160,511
SFL	Second Floor	884	159.870	141,327
GAR	Garage	209	27.490	5,745
STG	Storage	96	8.240	791
EFP	Enclos Porch	70	67.410	4,719

Net Sketched Area:	3,267			Total:	365,099
Size Ad	1888	Gross Area	3267	FinArea	2139

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

029.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	